



A G E N D A  
REGULAR COUNCIL MEETING  
CITY OF GULF SHORES, ALABAMA  
MARCH 12, 2018  
4:00 P.M.

1. Call to Order
2. Invocation – Gulf Shores Police Department, Cpl. Billy Berrey
3. The Pledge of Allegiance
4. Roll Call
5. Approval of Minutes
  - A. February 26, 2018 – Special Meeting
  - B. February 26, 2018 – Regular Council Meeting
  - C. March 5, 2018 – Special Council Meeting
  - D. March 5, 2018 – Council Work Session Meeting
6. Approval of Expense Vouchers
7. Presentation of Petitions, Requests and Communications
  - A. Proclamation – “A Purple Heart City”
  - B. Public Assembly Permit Application – Papa Rocco’s Pub Crawl
8. Public Hearing
  - A. ABC Applications
  - B. CUP Seagrass Village Assisted Living Facility
  - C. Ordinance – Amend Z.O. – Rezone Oak Alley
9. New Business
  - A. Resolution – Board Reappointment – Public Park and Recreation Board - Chapman
  - B. Resolution – Board Appointment – Bicycle and Pedestrian Advisory Committee – Kichler
  - C. Resolution – HOMF 2018 Public Assembly Permit Application
  - D. Resolution – Spring Surplus 2018
  - E. Resolution – Accept Proposal – Volkert, Inc.
  - F. Resolution – Award Bid – Dump Trailers
  - G. Ordinance – Annexation – Martyn Woods Phase II Faulkenberry & Hicks
10. Committee Reports
11. Staff Reports
12. Hearing of Persons Not Listed on Formal Agenda
13. Adjourn

**MINUTES OF  
REGULAR COUNCIL MEETING  
CITY OF GULF SHORES, ALABAMA  
MARCH 12, 2018**

Mayor Robert Craft called the meeting to order at 4:00 p.m. at City Hall. The invocation was delivered by Gulf Shores Police Cpl. Billy Berrey.

Upon roll call, the following officials answered "present": Councilman Gary M. Sinak, Councilman Philip Harris, Councilman Jason Dyken, M.D. and Mayor Robert Craft. Councilman Joe Garris, Jr. and Councilman Stephen E. Jones were absent.

Councilman Gary M. Sinak moved to approve the minutes of the Special Meeting of February 26, 2018, as presented; seconded by Councilman Philip Harris was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. and Councilman Stephen E. Jones were absent. Whereupon, Mayor Robert Craft declared the motion carried.

At this time, Councilman Jason Dyken, M.D. moved to approve the minutes of the Regular Council Meeting of February 26, 2018, as presented; seconded by Councilman Gary M. Sinak was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. and Councilman Stephen E. Jones were absent. Whereupon, Mayor Robert Craft declared the motion carried.

Councilman Philip Harris moved to approve the minutes of the Special Council Meeting of March 5, 2018, as presented; seconded by Councilman Gary M. Sinak was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. and Councilman Stephen E. Jones were absent. Whereupon, Mayor Robert Craft declared the motion carried.

Furthermore, Councilman Philip Harris moved to approve the minutes of the Council Work Session Meeting of March 5, 2018, as presented; seconded by Councilman Jason Dyken, M.D. was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. and Councilman Stephen E. Jones were absent. Whereupon, Mayor Robert Craft declared the motion carried.

At this time, Councilman Jason Dyken, M.D. moved to approve the expense vouchers in the amount of \$2,197,084.79; seconded by Councilman Gary M. Sinak; and the vote of those officials present was unanimously in favor of the motion.

The City Clerk noted that the complete list of vouchers to be paid, as reflected on a computer printout, had been made a permanent record in the Clerk's office.

At this time, Mayor Robert Craft along with Dr. Barry Booth acknowledged the Purple Heart Recipients in the area by presenting them with a certificate of recognition. State of Alabama American Legion Commander Donna Stacey, Wayne Stacy former American Legion Post 44 Commander and current American Legion Post 44 Commander Paul Knoch were also recognized. Commissioner Tucker Dorsey read and presented the group with a proclamation declaring the City of Gulf Shores as "A Purple Heart City" whereupon Ed Evans of the Military Order of the Purple Heart presented the Mayor with road way signage to be displayed declaring Gulf Shores as "A Purple Heart City".

Director of Recreation and Cultural Affairs, Grant Brown introduced a Public Assembly Permit Application from Papa Rocco's to host their annual Pub Crawl to be held on March 17, 2018 with the following conditions:

- a. Pub Crawl attendees must stay on the sidewalks.
- b. Pub Crawl attendees must cross the street at crosswalks.

Councilman Gary M. Sinak moved to approve the Assembly Permit Application from Papa Rocco's to host the Pub Crawl with stated conditions; seconded by Councilman Philip Harris; and the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" and Mayor Robert Craft, "aye". Councilman Joe Garriss, Jr. and Councilman Stephen E. Jones were absent. Whereupon, Mayor Robert Craft declared the motion carried.

Mayor Robert Craft stated that this was the time and place for the public hearing, as advertised, on the application from HARI OM Hospitality, LLC d/b/a Hampton Inn for a 160 – Special Retail – More Than 30 Days License.

The City Clerk reported the dates on which the required advertising was done. The Departmental preliminary review is complete. There were no written objections received and no citizens appeared at the hearing to object.

Whereupon, Councilman Philip Harris moved to approve the application from HARI OM Hospitality, LLC d/b/a Hampton Inn for a 160 – Special Retail – More Than 30 Days License and to so notify the ABC Board; seconded by Councilman Jason Dyken, M.D.; and the vote of those officials present was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" and Mayor Robert Craft, "aye". Councilman Joe Garriss and Councilman Stephen E. Jones were absent. Whereupon, Mayor Robert Craft declared the motion carried.

Again, Mayor Robert Craft stated that this was the time and place for the public hearing, as advertised, on the application from Sunliner, LLC d/b/a Sunliner Diner for a 020 – Restaurant Retail Liquor License.

The City Clerk reported the dates on which the required advertising was done. The Departmental preliminary review is complete. There were no written objections received and no citizens appeared at the hearing to object.

Whereupon, Councilman Jason Dyken, M.D. moved to approve the application from Sunliner, LLC d/b/a Sunliner Diner for a 020 – Restaurant Retail Liquor License and to so notify the ABC Board; seconded by Councilman Gary M. Sinak; and the vote of those officials present was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" and Mayor Robert Craft, "aye". Councilman Joe Garriss and Councilman Stephen E. Jones were absent. Whereupon, Mayor Robert Craft declared the motion carried.

At this time, the City Clerk announced the next applicant, Walgreen CO d/b/a Rite Aid 07180, had requested their ABC License Application be pulled and placed on a later agenda for consideration.

Furthermore, Mayor Robert Craft stated that this was the time and place for the public hearing, as advertised, on the application from the Coastal Alabama Business Chamber d/b/a 2018 Waterway Village Zydeco Crawfish Festival for a 140 – Special Events Retail License.

The City Clerk reported the dates on which the required advertising was done. The Departmental preliminary review is complete. There were no written objections received and no citizens appeared at the hearing to object.

Whereupon, Councilman Philip Harris moved to approve the application from the Coastal Alabama Business Chamber d/b/a 2018 Waterway Village Zydeco Crawfish Festival for a 140 – Special Events Retail License and to so notify the ABC Board; seconded by Councilman Gary M. Sinak; and the vote of those officials present was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" and Mayor Robert Craft, "aye". Councilman Joe Garriss and Councilman Stephen E. Jones were absent. Whereupon, Mayor Robert Craft declared the motion carried.

Mayor Robert Craft stated that this was the time and place for the public hearing, as advertised, on the proposed Resolution. Planning and Zoning Director Andy Bauer gave a brief summary of the agenda item, with no comments from meeting attendees, Councilman Jason Dyken, M.D. introduced and moved for the adoption of the following Resolution:

**RESOLUTION NO. 5955-18**

**A RESOLUTION  
APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT  
FOR SEAGRASS VILLAGE ASSISTED LIVING FACILITY  
LOCATED ON COTTON CREEK DRIVE;  
AND SETTING FORTH FINDINGS OF FACT AND  
CONCLUSIONS IN ACCORDANCE WITH REQUIREMENTS  
OF ZONING ORDINANCE NO. 1584  
(ZA17-000077CUP)**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018, as follows:

**Section 1.** That the Conditional Use Permit for Seagrass Village Assisted Living Facility to construct a 109 unit assisted / independent living facility and 11 cottages, located on Cotton Creek Drive directly west of Sweetwater Condominiums, Gulf Shores, Alabama be and it is hereby approved.

**Section 2.** That the decision of the Council is that the Site Plan is in the public interest, based on the following findings of fact and conclusions:

A. The subject property was rezoned to BN in 2009 for the anticipated use as an assisted living facility.

B. According to the 2010 Census 17.2% of Gulf Shores' population was over the age of 65 and an assisted living facility is a use which is needed in the City of Gulf Shores. The proposed location of the site on Cotton Creek Drive in proximity to the nearby Colonial Pinnacle shopping area and connectivity to Highway 59 and the Foley Beach Express is well-suited with the proposed assisted living facility use.

C. Assisted living facilities are low impact developments (e.g. noise, trash, traffic, etc.). In terms of traffic, assisted living facilities generate 2.74 daily trips per day per unit compared to 5.86 trips per day for condominium/townhouses and 10.1 trips per day for single family houses.

**Section 3.** Therefore, in accordance with the Zoning Ordinance, the City Council hereby approves the issuance of a Conditional Use Permit to Seagrass Village Assisted Living Facility with the following conditions and in substantially the form presented to Council this date.

1. The Seagrass Assisted Living Facility site plan shall be similar in design, density, and architectural character as the plans submitted for CUP approval.

**Section 4.** That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5955-18 was seconded by Councilman Philip Harris; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. and Councilman Stephen E. Jones were absent. Whereupon, Mayor Robert Craft declared Resolution No. 5955 -18 duly and legally adopted.

Councilman Stephen E. Jones entered the Council meeting at 4:23 p.m.  
The Mayor stated that this was the time and place for the public hearing, as advertised, on the proposed amendment to the Zoning Ordinance.

The City Clerk stated that this public hearing had been advertised as required by law, as reflected by the following affidavits of publication:

Insert #1

Andy Bauer, Planning Director, noted the recommendations of his Department and the Planning Commission in support of the zoning amendment. He then stated his department had received nineteen (19) letters in opposition to the rezoning.

Insert #2

The Mayor asked if there was anyone present who wished to comment on the proposed zoning amendment. The City Clerk stated she had been notified by the Planning Department of the receipt of nineteen (19) written communications in opposition to this rezoning. Several meeting attendees spoke in opposition to the rezoning with concerns of traffic, drainage issues and property values. Mayor, Council and staff addressed these issues whereupon, Councilman Stephen E. Jones moved for unanimous consent of the Council to suspend the rules of procedure to allow for the immediate consideration of the following Ordinance:

**ORDINANCE NO. 1883**

**AN ORDINANCE  
AMENDING ORDINANCE NO. 1584  
(ZONING ORDINANCE), ADOPTED JANUARY 1, 2010,  
BY CHANGING THE ZONING CLASSIFICATION  
OF 38 ACRES OF LAND  
DESCRIBED HEREIN IN REZONING CASE ZA17-000075,  
FROM R-1-4 TO R-1-5 (SINGLE FAMILY RESIDENTIAL) ZONING**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018, as follows:

**Section 1.** That in respect to that certain property described as follows:

COMMENCE AT THE RECORD LOCATION OF THE NORTHEAST CORNER OF SECTION 23, T9S-R3E, ST. STEPHENS MERIDIAN, AND RUN THENCE N89°22'49"W 907.60'; THENCE RUN S86°24'20"W 1215.40' TO THE SOUTH RIGHT OF WAY OF ALABAMA STATE HIGHWAY 180; THENCE RUN SOUTHWESTWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2130.95' AND AN ARC DISTANCE OF 249.68' TO THE POINT OF BEGINNING; THENCE RUN S01°14'25"W 871.58'; THENCE RUN S66°15'25"W 462.32'; THENCE RUN S69°58'25"W 503.78'; THENCE RUN S73°53'20"W 323.31'; THENCE RUN S23°12'04"W 20.28'; THENCE RUN S88°35'05"W 322.48'; THENCE RUN N48°47'04"W 312.03'; THENCE RUN N00°41'45"E 177.81'; THENCE RUN N89°19'07"W 199.84' TO THE EAST RIGHT OF WAY OF BRIGADOON TRAIL ROAD; THENCE RUN N00°39'14"E 225.07'; THENCE RUN S89°17'53"E 200.12'; THENCE RUN N00°40'22"E 377.40'; THENCE RUN S79°39'07"E 93.35'; THENCE RUN EASTWARDLY AND NORTHEASTWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1593.85' AND AN ARC DISTANCE OF 933.78'; THENCE RUN N66°45'14"E 342.48'; THENCE RUN NORTHEASTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2130.95' AND AN ARC DISTANCE OF 481.94' TO THE POINT OF BEGINNING, CONTAINING 38.13 ACRES MORE OR LESS, ALL RECORDED IN THE PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, TAKEN FROM BOUNDARY AND TOPO SURVEY BY ENGINEERING DEVELOPMENT SERVICES, LLC, DATED 1-26-2005

**Section 2.** That Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, along with the Zoning Map of the City of Gulf Shores, be and it is hereby amended and altered by rezoning an approximately 38 acre parcel of land known as Oak Alley located between Middle Brigadoon Trail and Brigadoon Trail (west side) in Gulf Shores, Alabama from R-1-4 to R-1-5 (Single Family Residential) subject to the following:

1. The wetlands within the proposed development shall be placed within a conservation easement.
2. The development shall have only one (1) ingress/egress to Ft. Morgan Road (State Highway 180).
3. At preliminary plat the developer will notify all property owners within 750 feet

**Section 3.** That this Ordinance shall become effective upon its adoption and publication as required by law.

The motion for unanimous consent was seconded by Councilman Gary M. Sinak; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye," Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye," Councilman Stephen E. Jones and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. was absent. Mayor Robert Craft then declared the rules suspended.

Councilman Gary M. Sinak then moved for the adoption of Ordinance No. 1883 and to waive the reading of said Ordinance at length. The motion for the adoption of Ordinance No. 1883 was seconded by Councilman Stephen E. Jones; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., "aye," Councilman Stephen E. Jones "aye," and Mayor Robert Craft, “aye”. Councilman Joe Garris, Jr. was absent. Mayor Robert Craft declared Ordinance No. 1883 duly and legally adopted.

At this time, Councilman Stephen E. Jones introduced and moved for the adoption of the following Resolution:

**RESOLUTION NO. 5956 -18**

**A RESOLUTION  
REAPPOINTING DAVID CHAPMAN TO THE  
PUBLIC PARK AND RECREATION BOARD  
TO SERVE A FULL SIX YEAR TERM  
EXPIRING ON MARCH 14, 2024**

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018, as follows:

**Section 1.** That David Chapman be and he hereby is reappointed to the Public Park and Recreation Board, to serve a full six year term to expire on March 14, 2024.

**Section 2.** That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5956-18 seconded by Councilman Jason Dyken, M.D.; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Robert Craft, “aye”. Whereupon, Mayor Robert Craft declared Resolution No. 5956-18 duly and legally adopted.

Councilman Jason Dyken, M.D. introduced and moved for the adoption of the following Resolution:

**RESOLUTION NO. 5957 -18**

**A RESOLUTION  
APPOINTING KEN KICHLER  
TO THE BICYCLE & PEDESTRIAN ADVISORY COMMITTEE  
TO SERVE THE UNEXPIRED TERM OF  
ERNIE ROSADO ENDING ON MAY 8, 2019**

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018, as follows:

**Section 1.** That Ken Kichler be and he hereby is appointed to the Bicycle & Pedestrian Advisory Committee to fill the unexpired term of Ernie Rosado ending on May 8, 2019.

**Section 2.** That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5957-18 seconded by Councilman Stephen E. Jones; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Robert Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Robert Craft declared Resolution No. 5957-18 duly and legally adopted.

Furthermore, Councilman Gary M. Sinak introduced and moved for the adoption of the following Resolution:

**RESOLUTION NO. 5958-18**

**A RESOLUTION  
AUTHORIZING APPROVAL OF A  
PUBLIC ASSEMBLY PERMIT APPLICATION FOR THE  
STAGING OF THE 2018 HANGOUT MUSIC FEST WITH CONDITIONS**

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WHEREAS, since 2010 the City has granted annually a Public Assembly Permit for the staging of the Hangout Music Fest as a proprietary undertaking on the Gulf Shores Public Beach and associated public streets, avenues, alleys, and public places; and

WHEREAS, in 2015 the City Council granted a conditional 11-year non-assignable Franchise to Hangout Music Fest, LLC, as successor to HO-MF, LLC, for the staging of the Hangout Music Fest on the Gulf Shores public beach to provide assurance of a conditional renewal of an Assembly Permit for the owners of the Festival from 2015 - 2025; and

WHEREAS, no earlier than thirty (30) days following the conclusion of any Site Usage Period, Franchisee may file a preliminary request for a Public Assembly Permit for the staging of a Music Fest during the next scheduled Site Usage Period that assumes the staging of a Music Fest with materially the same character, size and format as the Music Fest just concluded for the purpose of the City providing a written response to all items and issues of concern that must be addressed and discussed as it relates to issuance of a new Festival permit; and

WHEREAS, consent for each Festival shall be conditioned on the issuance of a separate Public Assembly Permit by the City for each annual Music Fest and Site Usage Period in accordance with the expressly conditioned timeline and detailed plan below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018, as follows:

**Section 1.** That the “Festival Dates” for the 2018 Hangout Music Festival are May 17 – 20, 2018; and

**Section 2.** That the “Site Usage Period” is May 7 – 24, 2018; and

**Section 3.** That the Hangout Music Fest, LLC (Manager) and the City of Gulf Shores (Mayor) agree to annually provide the following documents and plans to the respective entity; and

**Section 4.** That at least sixty (60) days **prior** to the Festival Site Usage Period, Hangout Music Fest, LLC (Manager) agrees to provide to City (Mayor) a Public Assembly Permit application that includes but is not limited to all permit application requirements as identified in Section 11-26 of the City Code of Ordinances; and

**Section 5.** That the Public Assembly Permit Application for 2018 will be approved with the following conditions:

1. Receipt of a satisfactory Safety & Security Plan approved by the City in its absolute and indisputable discretion, 30 days in advance of the Site Usage Period.
2. Receipt of all additional required items, 30 days in advance of the Site Usage Period.
  - a. The complete and finalized list of performers, bands or acts
  - b. The complete and finalized list of vendors, sponsors and exhibitors
  - c. The signed Reimbursement Agreement-reimbursing the City for all expenses directly or indirectly incurred by the City and other participating governmental entities in connection with the staging of the Music Fest

- d.A certificate of insurance with a copy of the Additional Insured Endorsement issued by or on behalf of insurers acceptable to the City conforming Commercial General Liability Insurance coverage for the Music Fest at a limit of liability not less than \$1,000,000 each occurrence, \$1,000,000 annual aggregate, and Commercial Umbrella or Excess Liability Insurance at a limit of liability not less than \$5,000,000 each occurrence, \$5,000,000 aggregate, with the City named as an additional insured on an endorsement
- 3.Strict adherence to the Vehicle Access Plan for Setup/Breakdown related to Phase I and Phase II of the Gulf Place Revitalization Project to protect the City’s investment and allow for immediate use of these areas by the public following the Site Usage Period.
- 4.Required site evacuation upon determination by the City of imminent adverse weather conditions that are expected to compromise public safety. In addition to full and strict compliance with all safety and evacuation procedures otherwise provided in the accepted Safety & Security Plan submitted by Permittee and approved by the City, the Permittee shall implement immediate shutdown and evacuation of the Site in the event the Mayor or his designated representative, after consultation with the National Weather Service, concludes that weather conditions requiring such immediate shutdown and evacuation are or appear to be imminent and so advises Permittee’s Festival Director. By acceptance of the Assembly Permit, Permittee represents, warrants, and agrees that it and its owners, affiliates,

contractors and subcontractors will have and assert no claim against the City or any official, officer, agent, or employee of the City for any expense, damages, or other economic loss incurred by it or any of its owners, affiliates, contractors, or subcontractors as a result of the determination by the City to require immediate shutdown and evacuation based on the conclusion by the City that weather conditions requiring such shutdown and evacuation were or appeared to be imminent.

**Section 6.** That this Resolution shall become effective upon its adoption. The motion for the adoption of Resolution No. 5958-18 seconded by Councilman Jason Dyken, M.D.; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “abstain”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Robert Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Robert Craft declared Resolution No. 5958-18 duly and legally adopted.

At this time, Councilman Stephen E. Jones introduced and moved for the adoption of the following Resolution:

**RESOLUTION NO. 5959-18**

**A RESOLUTION  
DECLARING CERTAIN PERSONAL PROPERTY  
OWNED BY THE CITY OF GULF SHORES  
SURPLUS AND UNNEEDED;  
AND AUTHORIZING THE MAYOR AND CITY CLERK  
TO DISPOSE OF SUCH PROPERTY**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018, as follows:

**Section 1.** That the following personal property owned by the City of Gulf Shores, Alabama is not needed for public or municipal purposes:



**SPRING 2018 SURPLUS**

DEPARTMENT	ITEM	QTY
BODENHAMER	VOLLEYBALL POLES	2
BODENHAMER	OFFICE CHAIR	1
BODENHAMER	FILE CABINET	1
BODENHAMER	TENNIS NETS	2
BODENHAMER	EXERCISE BIKE	1
BODENHAMER	EXERCISE ROWERS	2
CIVIC CENTER	ASSORTED TABLE CLOTHS	LOT
CIVIC CENTER	ASSORTED NAPKINS	LOT
CIVIC CENTER	CRYSTAL CANDY DISHES	11
CIVIC CENTER	SUGAR PACKET HOLDERS	16
CIVIC CENTER	CHAFING DISHES	2
CIVIC CENTER	ASSORTED GLASSES	LOT
CIVIC CENTER	GLASS RACKS	2
CULTURAL CTR	HOLIDAY COSTUMES	2
EXECUTIVE	2006 CHEVROLET MALIBU (1065)	1
INFO TECH	CANON PROJECTOR	1
INFO TECH	CDW WIRELESS CONNECTORS	3
INFO TECH	HP MONITORS	5
INFO TECH	CISCO 7911 PHONE	1
INFO TECH	CISCO 7962 PHONE	1
INFO TECH	ASK PROJECTOR	1
INFO TECH	DELL E5530 LAPTOPS	2
INFO TECH	CISCO DOME IP CAMERAS	2
INFO TECH	DALL LAPTOP CHARGING STATIONS	2
INFO TECH	DELL KEYBOARDS	LOT
INFO TECH	BATTERY BACKUPS	3
INFO TECH	CABLES	LOT
INFO TECH	KEYBOARDS/WALL PLATES	LOT
INFO TECH	WIRE RACK CLAMPS	LOT
INFO TECH	CISCO CATALYST SWITCH	1
INFO TECH	SONY VAIO LAPTOP	1
INFO TECH	DELL OPTIPLEX DESKTOP	1
INFO TECH	LG MONITOR	1
INFO TECH	HP PRINTER	1
INFO TECH	KEYBOARD DESK TRAY	1
INFO TECH	SURGE PROTECTOR	1
INFO TECH	MONITOR SPEAKER	1
INFO TECH	DELL WIDESCREEN MONITOR	1
INFO TECH	BROTHER PRINTER	1
INFO TECH	DELL OPTIPLEX 3040	1
INFO TECH	SAMSUNG VIDEO SECURITY SYSTEM	1
INFO TECH	ACER WIDESCREEN MONITOR	1
INFO TECH	WOOD SHELF SLATES	17
INFO TECH	FIBERGLASS OUTDOOR BOX	1
INFO TECH	ACP BATTERY	1
INFO TECH	CABLE MANAGE ARM KIT	1
INFO TECH	LOREX CAMERAS	LOT
INFO TECH	VIDEO SURVEILLANCE RECORDER	1
INFO TECH	MONITOR STANDS	4
INFO TECH	DELL LAPTOP	1
INFO TECH	DELL MONITOR STAND	1
INFO TECH	DELL LATITUDE LAPTOP	1
INFO TECH	LOREX CAMERAS	4

INFO TECH	FUJITSU SCANNER	1
INFO TECH	LOERX DVR'S	4
INFO TECH	POWER STRIPS	3
INFO TECH	DELL TL2000	1
INFO TECH	POWER CORDS	LOT
INFO TECH	DELL LAPTOP DOCKING STATION	1
INFO TECH	CABLES	LOT
INFO TECH	DELL RACK MOUNT EXTENTION	1
INFO TECH	VIDEO CARDS/SWITCHES	LOT
INFO TECH	MONITOR SPEAKER	1
INFO TECH	CENTURYLINK ATA'S	2
INFO TECH	HP SCANJETS	3
INFO TECH	MOUNT RACKS	LOT
INFO TECH	SHELF BRACKETS	LOT
LANDSCAPE	DITCH WITCH TOOL	1
MAINTENANCE	2007 CHEVROLET COLORADO (7004)	1
MAINTENANCE	HEAVY DUTY DOORS	LOT
MUSEUM	HOLIDAY DECORATIONS	LOT
POLICE	2008 FORD CROWN VICTORIA (9027)	1
POLICE	2006 FORD CROWN VICTORIA (9055)	1
POLICE	2006 CHEVROLET TRAIL BLAZER (9059)	1
POLICE	JONBOAT	1
POLICE	MOPED	1
POLICE	BACKPACKS	4
POLICE	LUGGAGE CASE	2
POLICE	SUITCASE	1
POLICE	BOOKS	2
POLICE	HANDBAG	1
POLICE	SHIRTS	LOT
POLICE	ELECTRONIC ITEMS	LOT
PURCHASING	CELL PHONES	LOT
PUBLIC WORKS	CHRISTMAS TREE	1
PUBLIC WORKS	MICROWAVE	1
PUBLIC WORKS	OFFICE ITEMS	LOT
PUBLIC WORKS	RUBBER HALLWAY RUNNERS	2
PUBLIC WORKS	WOOD CABINET	2
PUBLIC WORKS	GARBAGE CAN HOLDERS	20
PUBLIC WORKS	DECORATIONS	LOT
STREET	2002 GRADALL XL3100 LOADER (3556)	1
STREET	1998 CHAMPION MOTORGRADER (3517)	1
STREET	2012 JOHN DEERE XUV855D (3591)	1

**Section 2.** That the Mayor and City Clerk be and they are hereby authorized and directed to dispose of the personal property owned by the City of Gulf Shores, Alabama, described in Section 1 above, by appropriate legal methods.

**Section 3.** That the proceeds derived from such disposal shall be deposited in the General Fund of the City of Gulf Shores.

**Section 4.** That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5959-18 seconded by Councilman Philip Harris; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Robert Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Robert Craft declared Resolution No. 5959-18 duly and legally adopted.

Councilman Philip Harris introduced and moved for the adoption of the following Resolution:

**RESOLUTION NO. 5960-18**

**A RESOLUTION  
ACCEPTING THE PROPOSAL OF VOLKERT, INC.  
TO PERFORM HABITAT MAPPING AND FUNCTIONAL  
ASSESSMENTS ON PROPERTIES  
FOR THE NFWF BON SECOUR/OYSTER BAY WETLAND  
ACQUISITION PROJECT AND  
AUTHORIZING EXECUTION OF CONTRACT IN AN  
AMOUNT NOT TO EXCEED \$72,000.00  
TO BE REIMBURSED THROUGH THE NFWF GRANT**

---

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018.

**Section 1.** That the proposal from Volkert, Inc. to perform habitat mapping and functional assessments on properties acquired as part of the NFWF funded Bon Secour/Oyster Bay Wetland Acquisition Project be and the same is hereby authorized and accepted; and

**Section 2.** That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, a professional services contract between the City of Gulf Shores and Volkert, Inc. to perform habitat mapping and functional assessments on properties acquired as part of the NFWF funded Bon Secour/Oyster Bay Wetland Acquisition Project in an amount not to exceed \$72,000.00, which will be 100% reimbursed through the NFWF Grant; in substantially the form presented to Council this date.

**Section 3.** That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5960-18 seconded by Councilman Gary M. Sinak; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Robert Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Robert Craft declared Resolution No. 5960-18 duly and legally adopted.

Councilman Jason Dyken, M.D. introduced and moved for the adoption of the following Resolution:

**RESOLUTION NO. 5961-18**

**A RESOLUTION  
ACCEPTING THE BID OF BALDWIN TRACTOR & EQUIPMENT  
FOR FOUR (4) DUMP BODY TRAILERS  
FOR USE BY THE PUBLIC WORKS DEPARTMENT  
IN AN AMOUNT NOT TO EXCEED \$18,800.00**

---

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018, as follows:

**Section 1.** That the bid of Baldwin Tractor & Equipment to purchase four (4) Dump Body Trailers for use within the Public Works Department, be and the same is hereby accepted, being the lowest, most responsible, among sealed bids opened on February 27, 2018.

**Section 2.** Funding in the amount of \$19,000 for this contract is included in account 01-563-80849, Streets Equipment.

**Section 3.** That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5961-18 seconded by Councilman Stephen E. Jones; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Robert Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Robert Craft declared Resolution No. 5961-18 duly and legally adopted.

Furthermore, Councilman Stephen E. Jones moved for unanimous consent of the Council to suspend the rules of procedure to allow for the immediate consideration of the following Ordinance:

**ORDINANCE NO. 1884**

**AN ORDINANCE  
ASSENTING TO THE ANNEXATION  
OF CERTAIN PROPERTY DESCRIBED HEREIN TO  
THE CITY OF GULF SHORES, ALABAMA AND  
EXTENDING THE CORPORATE LIMITS OF THE CITY  
TO INCLUDE SUCH PROPERTY**

WHEREAS, on the 18<sup>th</sup> day of February, 2018, Amy Faulkenberry, Kerry & Beverly Hicks, owner of all the real property hereinafter described, did file with the City Clerk a petition asking that the said tracts or parcels of land be annexed to and become a part of the City of Gulf Shores; and

WHEREAS, said petition did contain the signatures of all of the owners of the described territory and a map of said property showing its relationship to the corporate limits of the City of Gulf Shores; and

WHEREAS, the governing body did determine that it is in the public interest that said property be annexed to the City of Gulf Shores and it did further determine that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, Code of Alabama, 1975;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018, as follows:

**Section 1.** That the Council of the City of Gulf Shores, Alabama, finds and declares that it is in the best interest of the citizens of the City, and the citizens of the affected area, to bring the territory described in Section 2 of this ordinance into the City of Gulf Shores.

**Section 2.** That the boundary lines of the City of Gulf Shores, Alabama, be and the same are hereby altered or rearranged so as to include all of the territory heretobefore encompassed by the corporate limits of the City of Gulf Shores, Alabama and in addition thereto the following described territory, to-wit:

As situated in Baldwin County, Alabama, to-wit:

PPIN 283775

184.9' X 661.6' IRR LOT 92 MARTYN WOODS AT BON SECOUR PH 2 SLIDE 2288-B & C  
SECTION 31-T8S-R4E (WD - SURVIVORSHIP)

18549 Treasure Oaks Road  
Gulf Shores AL 36542

**Section 3.** That this ordinance shall be published as provided by law, and a certified copy of same, together with a certified copy of the petition of the property owners, shall be filed with the Probate Judge of Baldwin County, Alabama.

**Section 4.** That the territory described in this ordinance shall become a part of the corporate limits of the City of Gulf Shores, Alabama, upon publication of this ordinance as set forth in Section 3, above.

The motion for unanimous consent was seconded by Councilman Jason Dyken, M.D. and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye," Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Councilman Joe Garriss was absent. Mayor Robert Craft then declared the rules suspended.

Councilman Philip Harris then moved for the adoption of Ordinance No. 1884 and to waive the reading of said Ordinance at length. The motion for the adoption of Ordinance No. 1884 was seconded by Councilman Gary M. Sinak; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", and Mayor Robert Craft, "aye". Mayor Robert Craft declared Ordinance No. 1884 duly and legally adopted.

**COMMITTEE REPORTS:**

No reports at this time.

**STAFF REPORT:**

Department Heads presented brief project updates.

There being no further business to come before the Council, Councilman Stephen E. Jones moved to adjourn; seconded by Councilman Jason Dyken, M.D.; and the vote of those officials present was unanimously in favor of the motion.

Mayor Robert Craft declared the meeting adjourned at 5:24 p.m.

Attest:

  
Wanda Parris, MMC City Clerk

  
Robert Craft, Mayor



SMALL TOWN, BIG BEACH

**TO:** Mayor Craft & Members of the City Council  
**FROM:** Andy Bauer, Director of Planning & Zoning  
**SUBJECT:** Seagrass Village Assisted Living Facility CUP (ZA17-000077)  
**DATE:** February 5, 2018

**ISSUE:** Conditional Use Permit for a 105 unit assisted/independent living facility and 11 cottages. The property is located on Cotton Creek Drive directly west of Sweetwater Condominiums.



**FACT TO CONSIDER:**

1. The subject property was rezoned to BN in 2009 for the anticipated use as an assisted living facility.
2. According to the 2010 Census 17.2% of Gulf Shores' population was over the age of 65, assisted living facility is a use which is needed in the City of Gulf Shores. The proposed location of the site on Cotton Creek Drive, proximity to the nearby Colonial Pinnacle shopping area, and connectivity to Highway 59 and the Foley Beach Express is well-suited with the proposed assisted living facility use.

3. Assisted living facilities are low impact developments (e.g. noise, trash, traffic, etc.). In terms of traffic, assisted living facilities generate 2.74 daily trips per day per unit compared to 5.86 trips per day for condominiums/townhouses and 10.1 trips per day for single family houses.

**RECOMMENDATION:** Staff recommends the City Council approve the Conditional Use Permit Application.

**Planning Commission:** At their January 23, 2018 meeting the Planning Commission unanimously (7-0) recommended approval of the Seagrass Village assisted living facility Conditional Use Permit application.

**ATTACHMENTS:** Staff Report, Plans, Applicant Narrative



# Seagrass Village Assisted Living Facility – CUP

Staff Report: Andy Bauer  
Application #:ZA17-000077

Planning Commission Meeting Date: February 5, 2018  
Applicant: Doug Bailey  
Property Location: Cotton Creek Drive

STAFF RECOMMENDATION: APPROVE

## Summary of Request

Conditional Use Permit for a 105 unit assisted/independent living facility and 11 cottages. The property is located on Cotton Creek Drive directly west of Sweetwater Condominiums. The two story complex is of good design and compatible with the surrounding development. The development will utilize an existing shared access drive with Sweetwater Apartments and no new curb cuts will be created on Cotton Creek Drive.

The proposed uses is classified as a high intensity Institutional use base on the facility being 123,859 square feet and is only allowed by CUP in the BN zoning district. The applicant seeks only CUP approval for the assisted & independent living use and if approved will then submit for site plan review. Although not classified as a residential use in the Zoning Ordinances Table of Permitted Uses, staff considers assisted living facilities to be more similar to a residential use than a commercial use.

The Future Land Use Map designates this area as Medium Density Residential, characterized in the Land Use Plan as single family detached and attached houses on smaller lots, though some limited density multi-family uses may fit within this range.



<b>Existing Zoning:</b> BN (Neighborhood Business)	<b>Surrounding Zoning</b> N – Planned Unit Development  S – R3 (Multi- Family Residential)  E – R3 (Multi- Family Residential)  W – R3 (Multi- Family Residential)	<b>Surrounding Land Use</b> N – Craft Farms PUD  S – Sweetwater Apartments  E – Sweetwater Apartments  W – Vacant Land	<b>Property Size</b> 6.3 Acres
<b>Existing Land Use:</b> Vacant Land			

## Facts to Consider

- The subject property was rezoned to BN in 2009 for the anticipated use as an assisted living facility.
- According to the 2010 Census 17.2% of Gulf Shores’ population was over the age of 65, assisted living facility is a use which is needed in the City of Gulf Shores. The proposed location of the site on Cotton Creek Drive, proximity to the nearby Colonial Pinnacle shopping area, and connectivity to Highway 59 and the Foley Beach Express is well-suited with the proposed assisted living facility use.
- Assisted living facilities are low impact developments (e.g. noise, trash, traffic, etc.). In terms of traffic, assisted living facilities generate 2.74 daily trips per day per unit compared to 5.86 trips per day for condominiums/townhouses and 10.1 trips per day for single family houses.



City of Gulf Shores  
Conditional Use Permit  
Shimmering Sands Senior Living Center

Narrative

The subject parcel is currently zoned BN-Neighborhood Business. The proposed use of the subject parcel is a Senior Living facility thus the most analogous use in Table 8-2A of the City of Gulf Shores Zoning Ordinance's Table of Permitted Uses is a Medium Density Institutional Use and is listed as a conditional use in a BN zone. As such the property owner is applying for a conditional use permit for the referenced parcel and project. To this end, this project does actually comply with the Comprehensive Plan for the City as a BN use is proposed in a BN zone. The Comprehensive Plan expects and calls for a BN use for this parcel and a CUP being needed for this site notwithstanding the proposed use is still allowed, albeit conditionally, for this parcel.

The owner is seeking a Conditional Use Permit (CUP) prior to beginning the site design in earnest though the site will be designed and built in full accordance with the site plan requirements of the City of Gulf Shores. After CUP acceptance and approval, an engineered site plan will be submitted to the City of Gulf Shores for the normal and customary review and comment process. This site plan will separately be brought back before the Planning Commission and City staff to follow the normal procedure of things. Wrapped up in the engineering process will be the submittal for and obtaining of any related state and federal permits as they may relate to the site work such as ADEM Letters of Intent or FAA building height acceptance.

Admittedly this project is being proposed as it has been determined that there is in fact a market for a senior living facility in the area. As is well known around the area, this is a very active retirement community area and there is consequently a large demographic of senior or elderly citizens of varying abilities to care for themselves. Thus it is strongly felt that by fulfilling an economic need this project simultaneously provides economic vitality for some of the obvious reasons: the physical construction of the site is no small affair and alone will provide a large infusion into the local construction market including such ancillary economic activity as lunch for the construction workers, rental of equipment for the construction phase and the purchase of materials to actually build the place. After construction, there are conspicuous and beneficial local monetary impacts such as the providing of jobs for able bodied personnel who will assist the senior citizens in their lives who will in turn live in the area and spend their paychecks locally. Additionally, these type of facilities tend to create a hotel type atmosphere for the senior citizens who, demographically, tend to be wealthier and have disposable retirement income to spend especially for the type of retirees who will be or are attracted to a beachside/waterfront community such as the City of Gulf Shores?

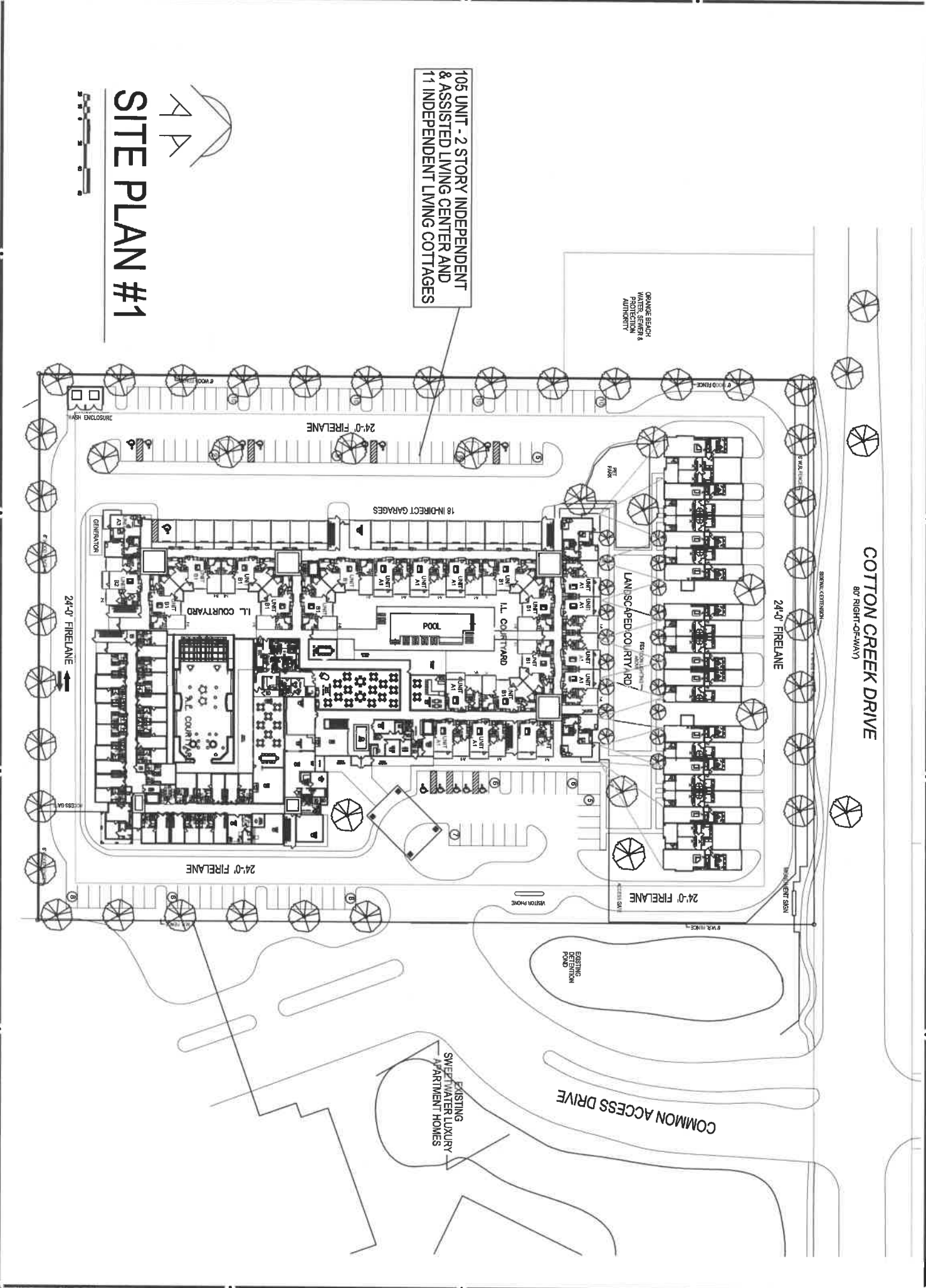
HMR has obtained Letters of Utility Availability from the applicable franchise utilities thus confirming that each has the capacity and ability to serve the proposed demand from the proposed senior living center. As this is a senior living center, it is not reasonable to expect an anomalous amount of traffic to be generated from the site. Admittedly, some residents will be beyond their driving years and groups will be shuttled en-masse to local attractions, venues and entertainment events thus the increase in vehicular traffic along Cotton Creek Drive is not anticipated to be out of the ordinary for an assisted living center of this nature. On a similar note, most senior citizens facilities do not tend to produce much ancillary noise pollution (senior are not a noisy demographic)

and it is reasonable to assume that the low trip generations would in turn produce an otherwise lower than possible noise pollution quantity.

Environmental Impacts: As far as can be determined from publicly available data there are no existing environmentally features, waters or lands on this site. There are no known or suspected wetlands on-site. We have no evidence that any endangered species are on the parcel.

Regarding the question of whether or not the property would be compatible with the surrounding existing uses, it is probably important to note that the proposed buildings will be of a similar height not dissimilar architecture from the buildings in the complex to the east. Indeed, nearby in Cotton Creek Estates there are already buildings that exist that are more or less in line with what is being proposed. No variances are being sought regarding the building height, setbacks, landscaping or anything of the sort and indeed to do so would likely drive off the intended target market so it is in the best interests of the applicant to keep a building product that is not dissimilar to the surrounding buildings. The senior citizens that tend to reside in these types of facilities do not like to feel as though they are living in nursing homes and will tend not to patronize places that look like one thus the idea that they can live in an assisted living facility that looks and feel like a normal and customary apartment complex, condominium or townhome complex gives the resident a feeling of independence and does not give the senior that dreading feeling of surrender. As such the applicant will make every effort to create a comforting place that instills a feeling of normalcy for its residents and not be dichotomous with the surrounding architecture, lighting, density and setback from the street. Similarly, and given the use of the property to the east, there should be no drop off in the value of the surrounding properties. It is probably worth of note to point out that the existing property to the east and this site will have similar amenities such as an amenity pond, a pool, picnic areas, and indoor community rooms as well as nonstandard amenities such as a mini-indoor theatre, a bistro, wellness center and even a coffee shop.

Lastly, the applicant commits to meeting or exceeding both the City of Gulf Shores landscape ordinance as well as parking requirements. It is in the best interests of the developer to create an aesthetically please development that is both attractive and tranquil so as to attract the target market of senior citizens. A well landscaped, even over landscape development is what senior citizens who live in an assisted living facility expect and demand for their money. The parking will meet city ordinances though, as stated above the ratio of people to cars will likely not be 1:1 due to the residents being senior citizens. There is an existing shared access drive already pre-existing that serves the existing development to the east and it is to this shared access drive that this development will receive its motor vehicle traffic. There is no new curb cut proposed onto Cotton Creek Drive thus the impact Cotton Creek Drive is less than it otherwise could be, as far as turning movement and conflict generated therefrom, were this development be requesting its own access onto the public street.



DATE: 11/15/2017  
DRAWN BY: JMT  
CHECKED BY: JMT  
REVISIONS:  
REVISION NO. 1  
REVISION DATE 11/15/2017  
REVISION DESCRIPTION  
AS NOTED

EXTENSION

**JOHN MARC TOLSON**  
ARCHITECTURE

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArnieAC.com  
Ph 817/514-0584 - Fx 817/514-0694

Architecture  
Planning  
Project Management

**Sage Senior Living**  
Independent and Assisted Living Community

Gulf Shores, Alabama



Sage Senior Living - Gulf Shores, AL

October 18, 2017

AL						
Living Units:						
Unit SQ.FT.	1st FLOOR		2nd FLOOR		TOTAL	TOTAL
	UNIT TYPE	# OF UNITS	UNIT TYPE	# OF UNITS	# OF UNITS	# OF BEDS
419	A: Studio	5	A: Studio	6	12	12
572	B: 1/1	10	B: 1/1	11	21	21
635	C: 1/1 Deluxe	1	C: 1/1 Deluxe	2	3	3
833	D: 2/2	2	D: 2/2	2	4	8
Total # of Living Units:		19		21	40	44
Total Sq.ft. Of units		10,535		11,742		22,277

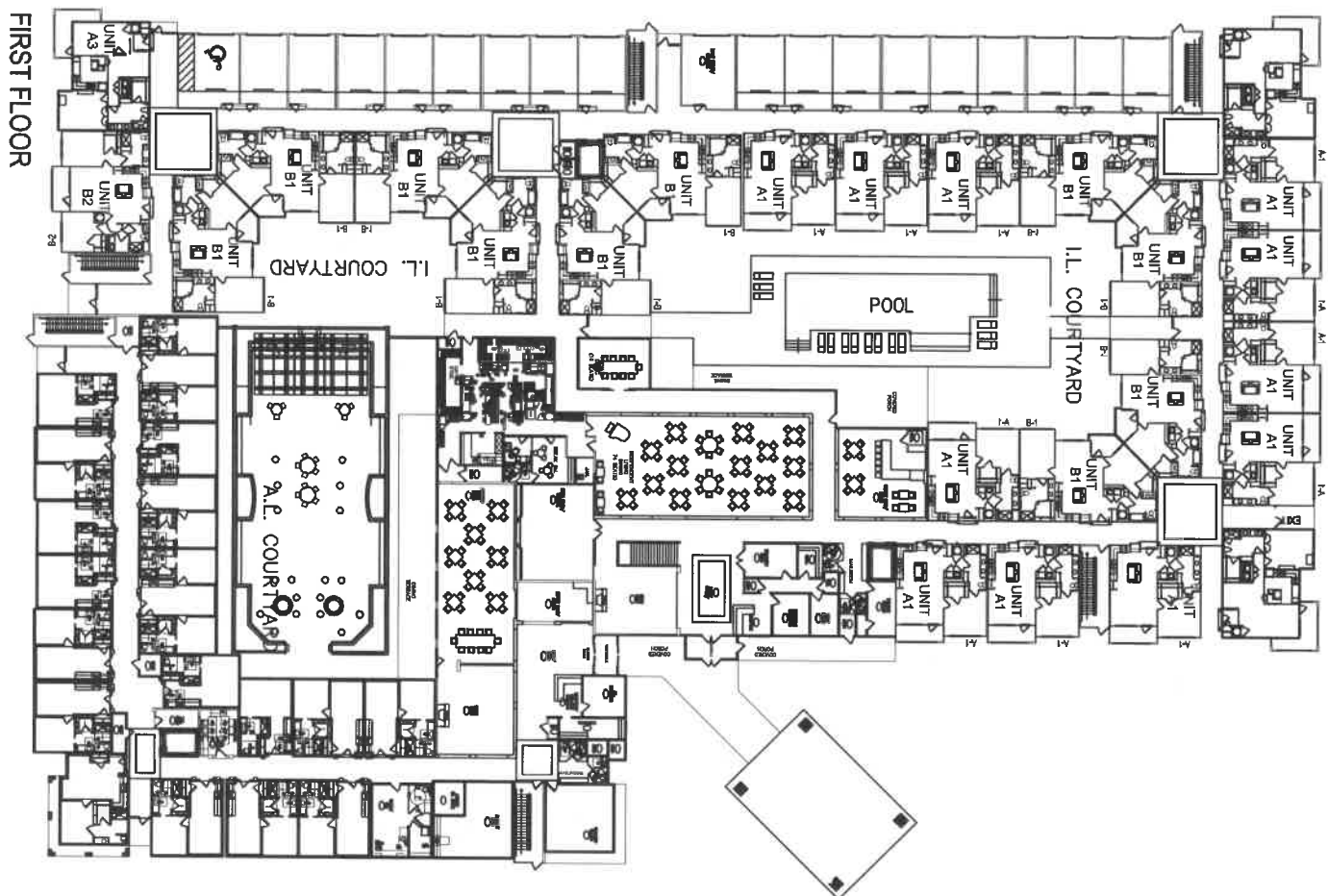
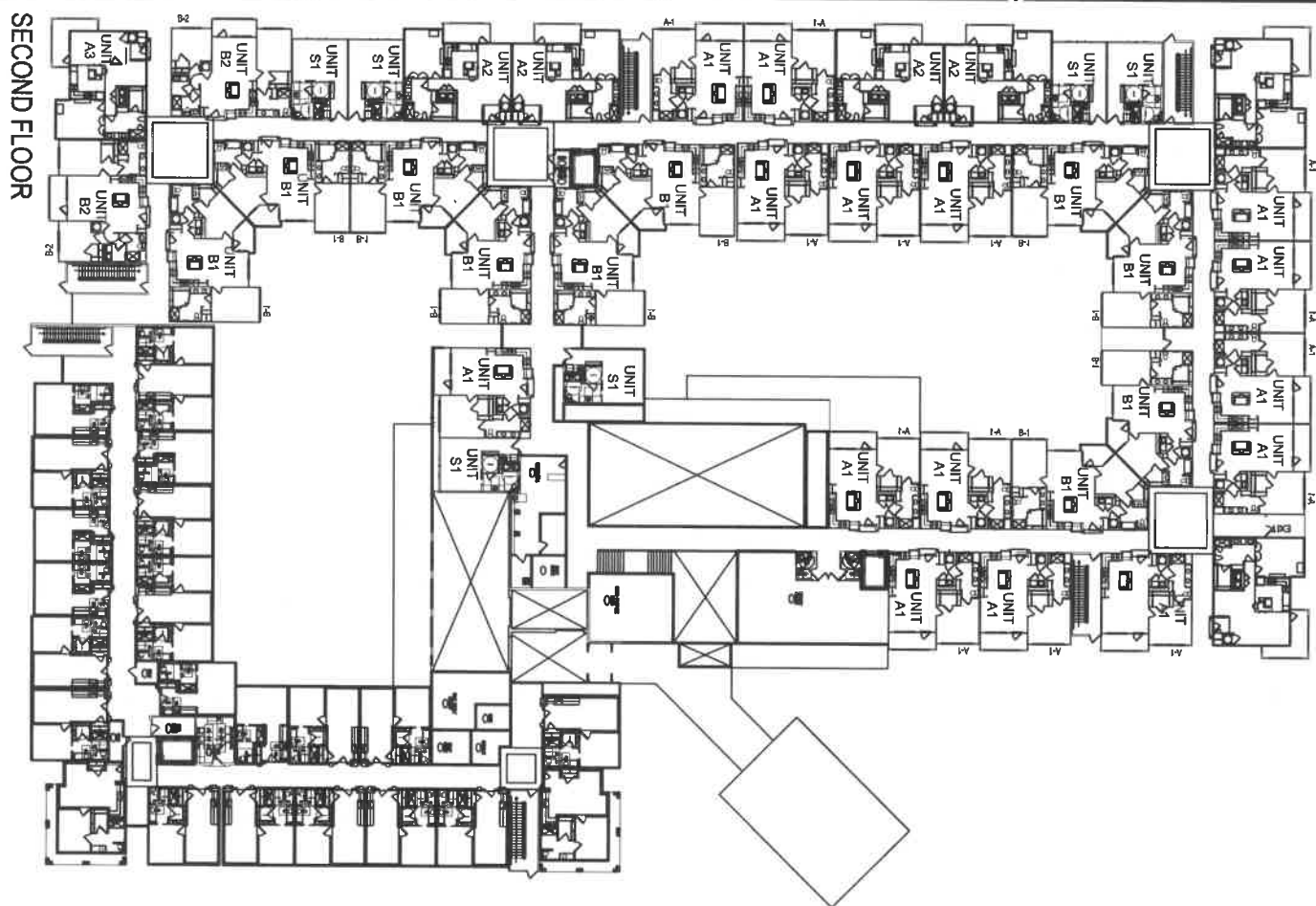


AL/IL Main Building:		
Net Rentable SF:	79,059	63.83%
Common Area SF:	44,800	36.17%
Total SF:	123,859	100.0%
Indirect Garages SF:	7,187	

IL				
Living Units:				
Unit SQ.FT.	1st FLOOR		2nd FLOOR	
	UNIT TYPE	# OF UNITS	UNIT TYPE	# OF UNITS
460	S-1: Studio	0	S-1: Studio	6
795	A-1: 1/1	11	A-1: 1/1	15
913	A-2: 1/1 Deluxe	0	A-2: 1/1 Deluxe	4
913	A-3: 1/1 Corner	3	A-3: 1/1 Corner	3
1,053	B-1: 2/2	10	B-1: 2/2	10
1,054	B-2: 2/2	1	B-2: 2/2	2
Total # of Living Units:		25		40
Total Sq.ft. Of units		23,068		33,714

Parking:	
Required Spaces:	20 Cottages
	91 I.L. (1.4 per Unit)
	40 A.L.
	151 Total Required Spaces
Provided Spaces:	13 Cottage Garages
	18 Indirect Garages
	120 Surface Spaces
	151 Total Provided Spaces

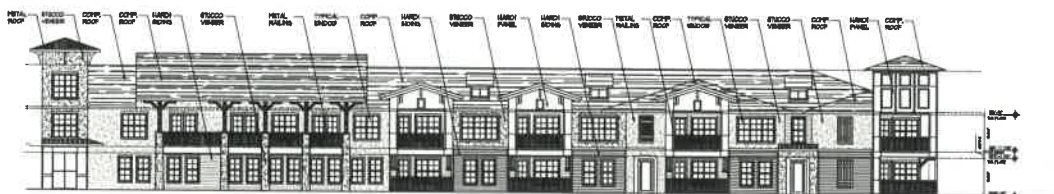
Cottage Units:		
Unit SQ.FT.	UNIT TYPE	TOTAL
	# OF UNITS	# OF UNITS
1,280	C-1: 2/2	7
1,370	C-2: 2/2 Study	2
1,700	C-3: 3/2	2
Total # of Living Units:		11
Total Sq.ft. Of units		15,100







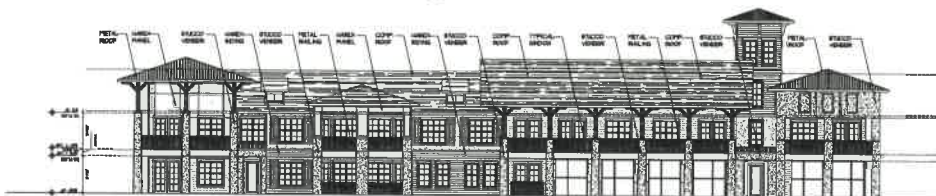
1 EXTERIOR SOUTH ELEVATION - 01



2 EXTERIOR SOUTH ELEVATION - 01  
SCALE: 3/8" = 1'-0"

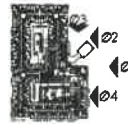


3 EXTERIOR SOUTH ELEVATION - 02



4 EXTERIOR SOUTH ELEVATION - 02

- NOTES:**
1. ANY ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
  2. SIGNAGE: SIGNS REQUIRE A SEPRATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



**Sage Senior Living**  
Independent and Assisted Living Community

**Gulf Shores, Alabama**

**STRUCTURE**

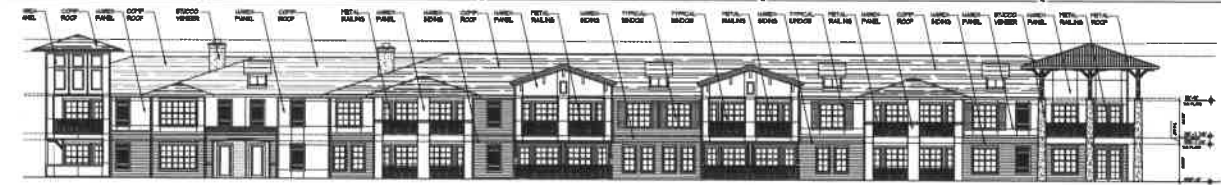
Architecture  
Planning  
Project Management

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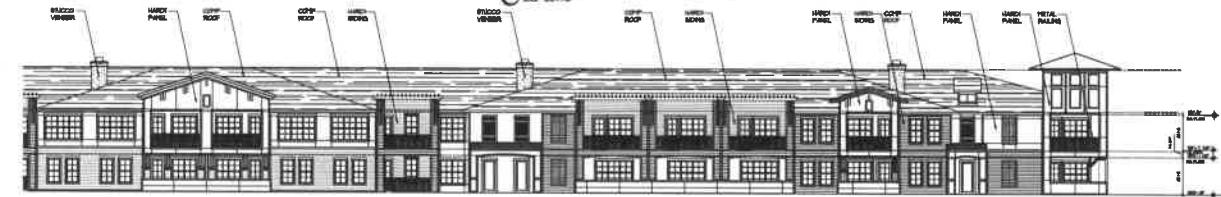
Sage Senior Living  
Independent and Assisted Living Community  
Gulf Shores, Alabama

Architect  
Project Manager  
ARCHITECTURE  
11440 Highway 90, Suite 100, Gulf Shores, AL 36526  
(904) 243-1144 • FAX (904) 243-1145 • www.mhac.com

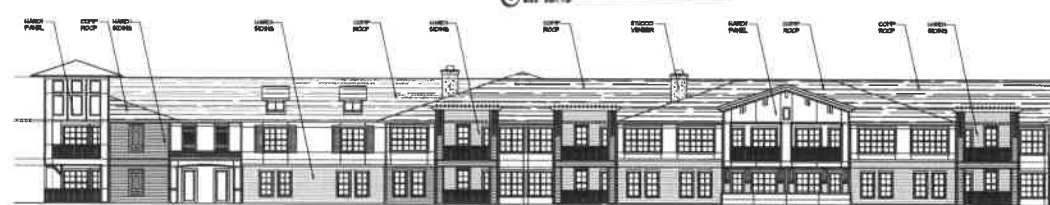
DATE	DATE
REVISION	REVISION
SCALE	SCALE
AS NOTED	AS NOTED



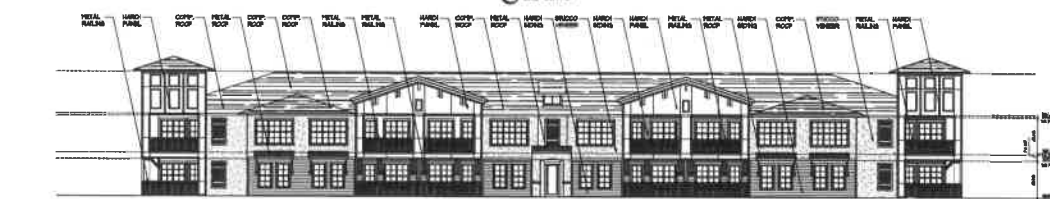
1 EXTERIOR SOUTH ELEVATION - 01



2 EXTERIOR SOUTH ELEVATION - 02



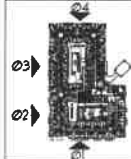
3 EXTERIOR WEST ELEVATION



4 EXTERIOR WEST ELEVATION

NOTES

1. ANY ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. SIGNAGE: SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANS/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.





February 8, 2018

Post through March 12, 2018

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, March 12, 2018, at the regularly scheduled Gulf Shores City Council Meeting, which begins at 4:00 p.m., in the Council Chambers of Gulf Shores City Hall, to consider the issuance of a Conditional Use Permit for Seagrass Village Assisted Living Facility located on Cotton Creek Drive in Gulf Shores, Alabama. The proposed Resolution shall read as follows:

**A RESOLUTION  
APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT FOR  
SEAGRASS VILLAGE ASSISTED LIVING FACILITY  
LOCATED ON COTTON CREEK DRIVE;  
AND SETTING FORTH FINDINGS OF FACT AND  
CONCLUSIONS IN ACCORDANCE WITH REQUIREMENTS  
OF ZONING ORDINANCE NO. 1584  
CUP (ZA17-000077)**

---

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 12, 2018, as follows:

**Section 1.** That the Conditional Use Permit for Seagrass Village Assisted Living Facility to construct a 109 unit assisted / independent living facility and 11 cottages, located on Cotton Creek Drive directly west of Sweetwater Condominiums, Gulf Shores, Alabama be and it is hereby approved.

**Section 2.** That the decision of the Council is that the Site Plan is in the public interest, based on the following findings of fact and conclusions:

A. The subject property was rezoned to BN in 2009 for the anticipated use as an assisted living facility.

B. According to the 2010 Census 17.2% of Gulf Shores' population was over the age of 65 and an assisted living facility is a use which is needed in the City of Gulf Shores. The proposed location of the site on Cotton Creek Drive in proximity to the nearby Colonial Pinnacle shopping area and connectivity to Highway 59 and the Foley Beach Express is well-suited with the proposed assisted living facility use.

C. Assisted living facilities are low impact developments (e.g. noise, trash, traffic, etc.). In terms of traffic, assisted living facilities generate 2.74 daily trips per day per unit compared to 5.86 trips per day for condominium/townhouses and 10.1 trips per day for single family houses.

**Section 3.** Therefore, in accordance with the Zoning Ordinance, the City Council hereby approves the issuance of a Conditional Use Permit to Seagrass Village Assisted Living Facility with the following conditions and in substantially the form presented to Council this date.

1. The Seagrass Assisted Living Facility site plan shall be similar in design, density, and architectural character as the plans submitted for CUP approval.

**Section 4.** That this Resolution shall become effective upon its adoption.

Further, notification is given that any citizen or interested party may appear before Council on said date and will be given an opportunity to be heard or may direct written comments to the City Clerk, City Hall, P O Box 299, Gulf Shores, AL 36547 or ([wparris@gulfshoresal.gov](mailto:wparris@gulfshoresal.gov)) prior to the meeting.

Wanda Parris, MMC  
City Clerk

City of Gulf Shores  
Expense Vouchers  
Feb 17-March 2, 2018

Account Number	Account Name	Payment Amount
01-1417020	Inventory-Automotive Sup.	\$ 126.27
01-1417040	Inventory-Hurricane Sup	\$ 42.50
01-1417050	Inventory-Janitorial Sup.	\$ 3,552.25
01-1417060	Inventory-Office Supplies	\$ 132.00
01-1417070	Inventory-City Store	\$ 1,202.07
01-2020010	Accounts Payable (From Audit)	\$ 3,500.00
01-2296062	Deposits (Security)-SpecEvents	\$ 700.00
01-2296063	Deposits-MonroeTelecomSrvc	\$ 2,300.00
01-2296065	Temporary CO Refund	\$ 3,100.00
01-3210000	Business License	\$ 135.00
01-3221010	Permits - Building	\$ (100.00)
01-3221060	Permits - Mechanical	\$ 577.25
01-3401000	Administrative Review Fee	\$ 1,000.00
01-3419000	Miscellaneous Revenue	\$ (1,993.59)
01-3478800	Athletic Programs	\$ 70.00
01-3479000	Bodenhamer-MembershipFees	\$ 125.00
01-3479050	Youth / Adult Special Programs	\$ 20.00
01-501-63311	Professional Services	\$ 2,826.00
01-501-63340	Legal Fees	\$ 6,650.00
01-501-64332	Contract/Consulting Services	\$ 8,975.14
01-501-64421	Equipment Rental	\$ 40.89
01-501-65460	Public Relations/Advertising	\$ 12.58
01-501-65810	Meals/Lodging/Travel	\$ 2,794.90
01-501-66150	Supplies - Office	\$ 655.12
01-501-66210	Natural Gas	\$ 17.08
01-501-66220	Electricity	\$ 624.40
01-508-63260	Registration Fees/Tuition	\$ 488.90
01-508-64211	Refuse Collection	\$ 111.29
01-508-64332	Contract/Consulting Services	\$ 5,100.00
01-508-66220	Electricity	\$ 430.40
01-519-63260	Registration Fees/Tuition	\$ 85.00
01-519-63311	Professional Services	\$ 25,000.00
01-519-64211	Refuse Collection	\$ 344.52
01-519-64310	Maintenance - Software	\$ 7,387.61
01-519-64421	Equipment Rental	\$ 579.26
01-519-65250	Insurance	\$ 588.00
01-519-66112	Computer	\$ 2,003.87
01-519-66114	Network Software	\$ 27.00
01-519-66150	Supplies - Office	\$ 603.16
01-519-66165	Postage & Freight	\$ 250.38
01-519-66170	Furn,Equip,Fixt,SmTools<\$5000	\$ 556.55
01-519-66171	ComputerPerphs&Parts(CityWide)	\$ 304.00
01-519-66211	Natural Gas (Emerg Generator)	\$ 15.60
01-519-66220	Electricity	\$ 1,195.70
01-519-66260	Fuel, Oil & Lubricants	\$ 44.12
01-519-66110	Miscellaneous	\$ 1.00
01-519-68650	IT Hardware	\$ 1,334.08
01-520-64421	Equipment Rental	\$ 173.41
01-520-66220	Electricity	\$ 282.75
01-530-63260	Registration Fees/Tuition	\$ 1,515.00

01-530-64324	R & M - Equipment	\$ 369.19
01-530-64383	R & M - Vehicle	\$ 1,964.01
01-530-64421	Equipment Rental	\$ 264.88
01-530-65810	Meals/Lodging/Travel	\$ 386.64
01-530-66150	Supplies - Office	\$ 546.72
01-530-66155	Supplies - Operating	\$ 3,253.01
01-530-66165	Postage & Freight	\$ 22.25
01-530-66170	Furn,Equip,Fixt,SmTools<\$5000	\$ 4,424.49
01-530-66195	Uniform Rental/Purchases	\$ 3,531.00
01-530-66210	Natural Gas	\$ 315.99
01-530-66220	Electricity	\$ 2,217.95
01-530-66260	Fuel, Oil & Lubricants	\$ 5,872.83
01-530-66110	Miscellaneous	\$ 1,622.71
01-535-64211	Refuse Collection	\$ 730.05
01-535-64324	R & M - Equipment	\$ 480.15
01-535-64383	R & M - Vehicle	\$ 6,209.36
01-535-65310	Telephone	\$ 4.97
01-535-65810	Meals/Lodging/Travel	\$ (674.61)
01-535-66109	Code Enforcement	\$ 24.97
01-535-66120	EMS Supplies	\$ 1,279.15
01-535-66150	Supplies - Office	\$ 199.91
01-535-66155	Supplies - Operating	\$ 334.84
01-535-66170	Furn,Equip,Fixt,SmTools<\$5000	\$ 833.01
01-535-66195	Uniform Rental/Purchases	\$ 739.00
01-535-66210	Natural Gas	\$ 388.66
01-535-66220	Electricity	\$ 1,889.61
01-535-66260	Fuel, Oil & Lubricants	\$ 1,103.24
01-535-66410	Books/Subscriptions	\$ 439.16
01-535-68110	Miscellaneous	\$ 376.19
01-540-64324	R & M - Equipment	\$ 480.97
01-540-64421	Equipment Rental	\$ 331.79
01-540-65410	Legal Notices/Publications	\$ 59.64
01-540-66109	Code Enforcement	\$ 262.43
01-540-66210	Natural Gas	\$ 8.54
01-540-66220	Electricity	\$ 230.95
01-540-66260	Fuel, Oil & Lubricants	\$ 89.86
01-540-68110	Miscellaneous	\$ 1,111.84
01-541-63260	Registration Fees/Tuition	\$ 910.00
01-541-66172	ACAMP Expenditures<\$5,000	\$ 43.71
01-541-66210	Natural Gas	\$ 8.54
01-541-66220	Electricity	\$ 230.95
01-541-66260	Fuel, Oil & Lubricants	\$ 317.29
01-541-68110	Miscellaneous	\$ 102.47
01-550-64383	R & M - Vehicle	\$ 1.25
01-550-66170	Furn,Equip,Fixt,SmTools<\$5000	\$ 164.49
01-550-66220	Electricity	\$ 326.10
01-550-66260	Fuel, Oil & Lubricants	\$ 111.34
01-550-66410	Books/Subscriptions	\$ 36.50
01-550-68110	Miscellaneous	\$ 106.09
01-551-51068	Contract Labor	\$ 1,480.00
01-551-64324	R & M - Equipment	\$ 118.00
01-551-64363	R & M - Property&Facility	\$ 323.62
01-551-64421	Equipment Rental	\$ 226.11
01-551-65460	Public Relations/Advertising	\$ 123.98
01-551-65570	Printing	\$ 499.00

01-551-65710	Programs/Special Events	2,330.54			
01-551-65716	Entertainment Series	38,949.00			
01-551-65810	Meals/Lodging/Travel	668.10			
01-551-66117	Supplies - Custodial	31.00			
01-551-66150	Supplies - Office	27.99			
01-551-66165	Postage & Freight	24.70			
01-551-66170	Furn,Equip,Fixt,SmTools<\$5000	51.02			
01-551-66195	Uniform Rental/Purchases	447.61			
01-551-66210	Natural Gas	1,354.04			
01-552-63260	Registration Fees/Tuition	207.00			
01-552-64324	R & M - Equipment	32.49			
01-552-65710	Programs/Special Events	325.86			
01-552-65711	Museum Programs/Special Events	131.89			
01-552-66155	Supplies - Operating	258.95			
01-552-66170	Furn,Equip,Fixt,SmTools<\$5000	89.95			
01-552-66220	Electricity	1,320.00			
01-552-66411	Books,Periodicals &Other Mats	900.52			
01-553-51068	Contract Labor	2,379.24			
01-553-64324	R & M - Equipment	105.55			
01-553-64363	R & M - Property & Facility	106.60			
01-553-64421	Equipment Rental	1,392.80			
01-553-65460	Member / Public Relations & Advertising	1,769.13			
01-553-65710	Special Programs - Supplies	4,338.96			
01-553-65715	Athletic Programs - Supplies	590.74			
01-553-65810	Meals/Lodging/Travel	130.34			
01-553-66112	Computer	19.99			
01-553-66117	Supplies - Custodial	15.89			
01-553-66121	Aquatic Program - Supplies	1,427.28			
01-553-66125	Tennis Program - Supplies	130.19			
01-553-66130	Fitness Program - Supplies	265.00			
01-553-66150	Supplies - Office	459.50			
01-553-66155	Supplies - Operating	736.89			
01-553-66170	Furn,Equip,Fixt,SmTools<\$5000	762.59			
01-553-66195	Uniform Rental/Purchases	444.76			
01-553-66210	Natural Gas	2,656.51			
01-553-66220	Electricity	115.00			
01-553-66260	Fuel, Oil & Lubricants	157.25			
01-553-66410	Books/Subscriptions	88.99			
01-553-68110	Miscellaneous	495.00			
01-554-51068	Contract Labor	5,329.76			
01-554-64211	Refuse Collection	385.00			
01-554-64324	R & M - Equipment	315.70			
01-554-64325	R & M Irrigation	1,467.00			
01-554-64383	R & M - Vehicle	47.38			
01-554-65810	Meals/Lodging/Travel	1,239.34			
01-554-66150	Supplies - Office	241.43			
01-554-66155	Supplies - Operating	1,537.51			
01-554-66157	Supplies - Turf	702.48			
01-554-66170	Furn,Equip,Fixt,SmTools<\$5000	1,626.48			
01-554-66175	Sports Equipment	1,424.10			
01-554-66180	Tournaments	460.00			
01-554-66210	Natural Gas	10.40			
01-554-66260	Fuel, Oil & Lubricants	453.13			
01-554-66410	Books/Subscriptions	194.27			
01-554-68621	Concession Stand Purchases	8,216.94			
01-555-64324	R & M - Equipment				109.34
01-555-66155	Supplies - Operating				148.80
01-555-66157	Supplies - Turf				2,525.90
01-555-66160	Supplies - Turf-ChemFertilizer				125.00
01-555-66170	Furn,Equip,Fixt,SmTools<\$5000				750.00
01-555-66220	Electricity				137.82
01-555-66260	Fuel, Oil & Lubricants				295.81
01-558-66150	Supplies - Office				9.99
01-558-66155	Supplies - Operating				19.14
01-558-66410	Books/Subscriptions				234.00
01-560-63260	Registration Fees/Tuition				297.00
01-560-63320	Engineering/Consulting Services				3,400.00
01-560-64421	Equipment Rental				161.00
01-560-65810	Meals/Lodging/Travel				15.28
01-560-66150	Supplies - Office				73.94
01-560-66220	Electricity				434.80
01-560-66260	Fuel, Oil & Lubricants				393.38
01-560-68110	Miscellaneous				93.96
01-561-64332	Contract/Consulting Services				483.00
01-561-66117	Supplies - Custodial				901.06
01-561-66170	Furn,Equip,Fixt,SmTools<\$5000				239.25
01-561-66260	Fuel, Oil & Lubricants				392.79
01-561-68110	Miscellaneous				508.68
01-562-51068	Contract Labor				5,726.79
01-562-66140	Supplies - Landscape				4,357.47
01-562-66170	Furn,Equip,Fixt,SmTools<\$5000				448.06
01-562-66260	Fuel, Oil & Lubricants				977.48
01-562-68110	Miscellaneous				520.74
01-562-80829	Furniture & Equipment				39,693.34
01-563-51068	Contract Labor				1,364.98
01-563-63260	Registration Fees/Tuition				855.00
01-563-64211	Refuse Collection				1,078.00
01-563-64375	R & M - Streets/Drainage/Sidewalks				13,865.28
01-563-64378	R & M-Street Lights				26,436.82
01-563-65310	Telephone				35.96
01-563-65810	Meals/Lodging/Travel				186.75
01-563-66155	Supplies - Operating				730.84
01-563-66162	Supplies-Mosquito Control				800.00
01-563-66170	Furn,Equip,Fixt,SmTools<\$5000				2,437.43
01-563-66220	Electricity				153.00
01-563-66260	Fuel, Oil & Lubricants				3,631.03
01-563-66510	Traffic Signs/Markers				5,169.60
01-563-68110	Miscellaneous				4,226.68
01-563-80690	Street Resurfacing				475.00
01-563-80849	Equipment				213,824.10
01-564-51068	Contract Labor				3,480.00
01-564-63260	Registration Fees/Tuition				340.00
01-564-64211	Refuse Collection				99.25
01-564-84324	R & M - Equipment				2,327.93
01-564-84363	R & M - Property&Facility				27,440.18
01-564-84379	R & M-Street/TrafficLight				544.54
01-564-84383	R & M - Vehicle				8,493.03
01-564-66150	Supplies - Office				75.25
01-564-66155	Supplies - Operating				279.24
01-564-66170	Furn,Equip,Fixt,SmTools<\$5000				561.67

01-564-66260	Fuel, Oil & Lubtrcants	\$	814.07
01-679-60003	Outside Agencies	\$	10,000.00
11-579-68165	Misc Expense-LawEnt-St. Loc&Oth	\$	336.78
37-530-52041	Uniform Allowance	\$	200.06
37-556-64363	R & M - Vehicle	\$	76.01
37-556-66155	Supplies - Operating	\$	69.80
37-556-66170	Furn, Equip, Fixt, Sm Tools-<\$5000	\$	284.15
37-556-66220	Electricity	\$	247.14
37-556-66260	Fuel, Oil & Lubricants	\$	88.88
37-556-68110	Miscellaneous	\$	39.98
37-563-51068	Contract Labor	\$	18,635.15
37-563-65810	Meals/Lodging/Travel	\$	135.90
37-563-66170	Furn, Equip, Fixt, Sm Tools-<\$5000	\$	203.00
37-563-80841	Equipment	\$	89,808.96
37-563-80915	ADEM Recycling Grant	\$	80.08
40-1437080	Prepaid Deposits	\$	873,548.00
40-879-65515	County Rd 8 Improvements	\$	40,527.53
40-879-65520	County Road 6 Improvements	\$	211,748.35
40-879-65525	Hwy 59 Bridge Widening-Bayou Village	\$	96,482.33
40-879-65528	Hwy 59 Sidewalks-Phase II	\$	215.60
40-879-65530	Hwy 182 Improvements	\$	137,518.15
42-2020005	Retainage Payable	\$	109,911.97
42-501-80874	Improvements-Gulf Place Redesign	\$	227.99
55-0000210	Construction in Progress	\$	1,768.50
		\$	2,197,084.79

01-2072050	IF/P-SpecRevFnd-LodgTax2%	\$	56,928.63
10-991-93761	TranToBchR&RFnd-Monitori-PhIII	\$	663,606.00
	<b>TOTAL</b>	<b>\$</b>	<b>720,534.63</b>